



RECEIVED
CITY OF MOUNT VERNON

16-010

JAN 27 2016

C.E.D. DEPARTMENT
BY _____

MASTER LAND USE APPLICATION FORM

FILE NUMBER:

PL2016-010

PROPERTY OWNER(S): (If there is more than one legal owner, please attach an additional notarized Master Application for each owner)	
NAME: ALFCO, LLC	
ADDRESS: 11857 Bay Ridge Drive	
CITY/STATE:	ZIP:
Burlington, WA	98233
TELEPHONE NUMBER and EMAIL ADDRESS: 360-419- 3006 3018	
APPLICANT (if other than owner):	
NAME: Ken Reid	
COMPANY: ALFCO, LLC (If applicable)	
ADDRESS: 11857 Bay Ridge Drive	
CITY/STATE:	ZIP:
Burlington, WA	98233
TELEPHONE NUMBER and EMAIL ADDRESS: 360-419- 3006 3018	
CONTACT (If this section is completed, correspondence will only be sent to this individual, if left blank, materials will only be sent to the property owner):	
NAME: Bruce G. Lisser c/o Lisser & Associates, PLLC	
ADDRESS: P.O. Box 1109	
CITY/STATE:	ZIP:
Mount Vernon, WA	98273
TELEPHONE NUMBER and EMAIL ADDRESS: 360-419-7442 bruce@lisser.com	

PROJECT INFORMATION
Project or development name: ALFCO LLC Comp. Plan Amendment/Rezone
Property/project address(es)/location: 103 E. Section Street Mount Vernon
A copy of the site legal description from either: 1) a recent title report; or 2) a description written and/or reviewed by a P.L.S., must be attached.
Skagit County Assessor's parcel number(s): See attached parcel list and subdivision guarantee
Existing land use(s): Existing abandoned warehouse and storage bldgs
Proposed land uses: Retail on north, multi-family/social service south
Existing Comprehensive Plan designation: CI Commercial/Industrial
Proposed Comprehensive Plan designation (if applicable): DT/SP Ass or CR to south
Existing Zoning designation: C-2
Proposed Zoning designation (if applicable): C-1, C-2 and or C-3 (locations to be discussed)
Site Area (sq. ft. or acreage): Assessors office records = 9.4+/- acres
Project value: N/A no project is proposed at this time
Is the site located in any type of environmentally sensitive area? No

PROJECT CONTACTS

It is imperative that the members of the City Council, Planning Commission and that the Hearing Examiner know all of the people involved with your application so that they can act without any conflict of interest charges or violations of the appearance of fairness doctrine. Therefore, the following information **MUST** be complete and **MUST** be updated when new companies or individuals become involved with your project. **The following persons are associated with this project. Attach additional pages as necessary to ensure complete disclosure:**

Developers:	Address:	Phone and Email Address:
N/A		
Architect:	Address:	Phone and Email Address:
N/A		
Engineer:	Address:	Phone and Email Address:
N/A		
Surveyor:	Address:	Phone and Email Address:
Lisser & Accosiates, PLLC	P.O. Box 1109 Mt. Vernon	360-419-7442 bruce@lisser.com
Title Company:	Address:	Phone and Email Address:
Land Title Company	111 E George Hopper Burl	360-707-2158
Lender/Loan Officer:	Address:	Phone and Email Address:
N/A		
Attorney:	Address:	Phone and Email Address:
Skagit Law Group	227 Freeway Dr. Mt.Vernon	360-336-1000
Contractors:	Address:	Phone and Email Address:
N/A		
Real Estate Agents:	Address:	Phone and Email Address:
N/A		
Investors:	Address:	Phone and Email Address:
N/A		
Other parties providing similar, significant services:	Address:	Phone and Email Address:
N/A		

ACKNOWLEDGEMENTS

The following statements MUST be read and initialed by the property owner. Land Use applications involve many steps and processes; and most applications are conditioned through the process. The following disclosure statements involve items that the Community & Economic Development Department wishes to bring to your attention at the beginning of a project. The following statements in no way contain all of the conditions that could be applied to your project, but rather, are conditions that could seem out of the ordinary to an applicant who does not regularly work with land use codes.

OWNER'S INITIALS:	LAND USE PERMITTING DISCLOSURE STATEMENTS:
KDR	I understand that land use permits do not authorize earth disturbing activities, the removal of vegetation, or the construction of buildings. I understand that additional permits will be required after my land use permitting process is completed. I understand that no earth disturbing activities (including the removal vegetation) may take place until after my land use process is complete, and only after I have received additional permits such as Fill & Grade, Utility, or Right-of-Way permit(s). Additionally, I understand that structures can not be constructed until after my land use permitting processes are complete and I receive a Building Permit(s).
KDR	I understand that if critical areas (wetlands, streams, steep slopes, et cetera) are found on or near my property I will be required to leave an undisturbed buffer area around the critical area. I also understand that depending upon the size and scope of my project that I may be required to enhance a critical area buffer.
KDR	I understand that depending upon the size and scope of my project, I may be required to provide maintenance and/or performance bonds for items such as landscaping, public roads and/or public utilities that I construct or install.
KDR	I understand that depending on the type of critical areas on or near my property I may be required to provide both monitoring and maintenance bonds for work within a critical area buffer. I also understand that if I choose to utilize the ecosystem alternative within the City's Critical Areas Ordinance I will be required to "buy down" the buffer and to enhance the buffer areas left on my property.
KDR	I understand that I am solely responsible for providing complete and accurate information to the City. I understand that if my application is missing information or if inaccurate materials are submitted, my land use process will be delayed. I understand that depending on how inaccurate and how incomplete my application is or becomes, the Community & Economic Development Department could require an entirely new application to be submitted. I understand that when and if conditions change from that which my application originally represented, I am responsible for letting the planner assigned to my project know.
KDR	I understand that I am applying for permits from the City of Mount Vernon only; and that additional permits from other Federal and State agencies will likely be required. I understand that the City of Mount Vernon can not advise me of permits that are required from other agencies, and that I must contact these agencies to make sure I comply with their requirements. These agencies include (but are in no way limited to): Corps of Engineers, Department of Natural Resources, Department of Ecology, and Northwest Clean Air Agency.
KDR	I understand that I may be required to properly and timely post a pink land use sign on my property during my land use permitting process. I understand that I am responsible for making sure that this sign continues to be posted on my property until my land use process is completed; and I understand that I am responsible for removing and disposing of this sign once my land use process is completed.
KDR	I understand that I will be responsible for paying consultants that the City may deem necessary to review certain aspects of my application. I understand that these consultant reviews could include traffic concurrency, critical area, landscaping, et cetera.

Fee Calculations

Please note that CEDD staff uses this area to calculate the application fees for all submittals.

Annexation	\$ _____
Binding Site Plan	\$ _____
Boundary Line Adjustment	\$ _____
Comprehensive Plan Amendment	\$ 1000.00
Conditional Use Permit, Administrative	\$ _____
Conditional Use Permit	\$ _____
Critical Area Permit	\$ _____
Design Review	\$ _____
Environmental Review (SEPA)	\$ 200.00
Environmental Review with critical areas	\$ _____
Fill and Grade Permit	\$ _____
Landscape Modifications	\$ _____
Major Modification	\$ _____
Master Plan	\$ _____
Non-Conforming	\$ _____
Other Permit Write in Below:	
\$ _____	

Plat, Preliminary	\$ _____
Planned Unit Development	\$ _____
Rezones	\$ _____
Shoreline Permits:	
Conditional Use	\$ _____
Substantial Development	\$ _____
Variance	\$ _____
Short Plat, Preliminary	\$ _____
Site Plan Approval	\$ _____
Special Use Permit	\$ _____
Special Use Permit for ADU	\$ _____
Temporary Use Permit	\$ _____
Transportation Concurrency	\$ _____
Variances, Administrative	\$ _____
Variances	\$ _____
Postage $4 \times 0.49 \times 65 =$	\$ 127.90
Land Use Signs:	\$ 28.00

ET = \$1355.40

AFFIDAVIT OF OWNERSHIP

Only the property owner or an authorized representative may sign this form. If your title report lists a company, partnership or other owners you must submit evidence that you are authorized to sign on behalf of the entity or others that are listed. If you are an authorized representative you must provide a signed and notarized statement from the property owner(s) that you are authorized to sign on their behalf. Please attached additional signature sheets if there are more than one owner.

I, Ken Reid, declare that I am (please check one) X the owner of the property involved in this application, _____ the authorized representative to act for the property owner (proof of authorization must be attached), and that the statements and answers herein contained and the infoamtion herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Applicant Signature: [Signature]

On this, the 27TH day of JANUARY, 20 16 before me personally appeared Ken Reid known to me to be the same person whose name is subscribed to the within instrument and acknowledged that he/she voluntarily executed the same for the purpose therein contained.

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 7-14-2016

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
Notary Public in and for the State of Washington
Residing at Mount Vernon
My Appointment Expires 7-14-16

16-010

ALFCO, LLC
Ownership, Legal Descriptions

Parcel "A"

That portion of the West 1/2 of the West 1/2 of the Southwest 1/4 of Section 20, Township 34 North, Range 4 East, W.M., Skagit County, Washington, described as follows:

BEGINNING at the intersection of the South right of way line of Kincaid Street, according to the recorded Plat of the Town of Mount Vernon, Washington, and a line drawn parallel with and distant 54.0 feet Easterly of, as measured at right angles to Burlington Northern Railroad Company's (formerly Great Northern Railway Company's) Main Track centerline, as originally located and constructed; thence Southerly parallel with said Main Track centerline a distance of 429.0 feet; thence Easterly at right angles to the last described course a distance of 215.0 feet; thence Northerly at right angles to the last described course a distance of 300.0 feet; thence Westerly at right angles to the last described course a distance of 30.0 feet; thence Northerly at right angles to the last described course a distance of 129.0 feet to the point of intersection with said South right of way line of Kincaid Street; thence Westerly along said South right of way line of Kincaid Street a distance of 185.0 feet to the POINT OF BEGINNING,

EXCEPT those portions thereof, if any, lying East of the East lines of those properties conveyed to The Seattle and Montana Railway Company by deeds recorded in Volume 15 of Deeds, page 411, and in Volume 18 of Deeds, page 537,

EXCEPT those two Northerly and Northeasterly portions thereof conveyed to the State of Washington and the City of Mount Vernon by Auditor's File Nos. 9803170090 and 200005080050, respectively.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Parcel "B"

The Easterly 29.0 feet of Burlington Northern Railroad Company's (formerly Great Northern Railway Company) right of way in the West 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 34 North, Range 4 East, W.M. at Mount Vernon, Skagit County, Washington, lying between two lines drawn parallel with and distant, respectively, 25.0 feet and 54.0 feet Easterly, as measured at right angles from said Railroad Company's Main Track centerline, as now located and constructed, said 54.0 foot parallel line also being on the Westerly boundary of that certain parcel of land described in Quit Claim Deed from Burlington Northern Railroad

Company to Alfco, Inc. dated July 27, 1992 and recorded as Document No. 9209030031 in and for Skagit County, Washington, being on the Westerly boundaries of two parcels of land described in Warranty Deed from the Great Northern Railway Company to Libby, McNeill & Libby, a Maine Corporation dated May 8, 1955, being on the Westerly boundary of that certain parcel of land described in Warranty Deed from the Great Northern Railway Company to S.A. Moffett and wife dated November 14, 1944 and being on the Westerly boundary of that certain parcel of land described in Quit Claim Deed from Burlington Northern Railroad Company to Glacier Park Company dated October 17, 1988, bounded on the South by the North line of Section Street and bounded on the North by the Easterly extension of the South line of Broadway Street, according to the recorded Plat of Mount Vernon, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Parcel "C"

Those portions of the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 34 North, Range 4 East, W.M., described as follows:

- 1.) BEGINNING at a point in the West line of said Southwest 1/4 of the Southwest 1/4 of Section 20, distant 975.26 feet Southerly of the Northwest corner thereof; thence Easterly perpendicular to said West line for 65 feet, more or less, to a point perpendicularly distant 54 feet East from the centerline of the Main Track of the railway of the Great Northern Railway Company as now located and constructed and the POINT OF BEGINNING; thence Easterly along a production of last described course 150 feet, more or less, to a point in the Southeasterly boundary of that certain tract of land conveyed to the Seattle and Montana Railway Company by James F. McElroy by Warranty Deed dated March 17, 1891; thence Southwesterly along said Southeasterly boundary to a point perpendicularly distant 100 feet South from the last described course; thence Westerly perpendicular to said West line 111 feet, more or less, to a point perpendicularly distant 54 feet Easterly of said centerline of Main Track; thence Northerly parallel with said centerline of Main Track 100 feet to the POINT OF BEGINNING.
- 2.) BEGINNING at a point in the West line of said Southwest 1/4 of the Southwest 1/4 of Section 20, distant 620.11 feet South of the Northwest corner thereof; thence Easterly perpendicular to said West line 65 feet, more or less, to a point perpendicularly distant 54 feet Easterly from the centerline of the Main Track of the railway of the Great Northern Railway Company, as now located and constructed, to the POINT OF BEGINNING; thence Northerly parallel with said centerline of Main Track and distant 54 feet East therefrom 158 feet;

thence Easterly perpendicular to said West line 215 feet, more or less, to a point perpendicularly distant 280 feet Easterly from said West line;
thence Southerly parallel with said West line 158 feet;
thence Westerly perpendicular to said West line 215 feet, more or less, to the POINT OF BEGINNING.

3.) BEGINNING at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 20;
thence Southerly along the West line of said Section 20, 975.26 feet;
thence Easterly at right angles to the West line of said Section 20, 65 feet, more or less, to a point 54 feet distant Easterly, measured at right angles, from the centerline of the Great Northern Railway Company's Main Track as now located and constructed, said point being the TRUE POINT OF BEGINNING of this description;
thence Easterly continuing along the last described course 150 feet, more or less, to a point in the Southeasterly boundary of the tract of land conveyed to the Seattle & Montana Railway Company by James F. McElroy by Warranty Deed dated March 17, 1891;
thence Northeasterly along said Southeasterly boundary 95 feet, more or less, to the Northeast corner of said tract of land;
thence Easterly at right angles to the West line of said Section 20, 30 feet to a point 280 feet distant Easterly from the West line of said Section 20;
thence Northerly parallel to the West line of said Section 20, 267.89 feet;
thence Westerly at right angles to last described course 215 feet, more or less, to a point 54 feet distant Easterly measured at right angles from the centerline of said Main Track;
thence Southerly parallel to said centerline of Main Track 355.15 feet to the TRUE POINT OF BEGINNING.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Parcel "D"

All that portion of the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 34 North, Range 4 East, W.M., Skagit County, Washington, described as follows:

BEGINNING at a point on the West line of said Southwest 1/4 of the Southwest 1/4 distant 1,075.26 feet Southerly of the Northwest corner of said Southwest 1/4 of the Southwest 1/4;
thence Easterly at right angles to said West line a distance of 65.0 feet to a point of intersection of a line drawn parallel with and distant 54.0 feet Easterly of measured at right angles to Burlington Northern Railroad Company's (formerly Great Northern Railway Company) Main Track centerline, as now located and constructed, and being the POINT OF BEGINNING;
thence continuing Easterly at right angles to said Railroad Company's Main Track centerline along the Southerly boundary of that certain tract of land conveyed to Libby,

McNeill & Libby, by that certain deed dated May 8, 1955 and recorded under Skagit County Auditor's File No. 526435 a distance of 111.0 feet to the Westerly boundary of Block 3, McLean's Addition to the City of Mount Vernon;
thence Southwesterly along said Westerly boundary of said Block 3 to the North line Section Street, according to the recorded plat thereof;
thence Westerly along the North line of Section Street to the point of intersection of a line drawn parallel with and distant 54.0 feet Easterly of, measured at right angles to said Railroad Company's Main Track centerline;
thence Northerly parallel to said Main Track centerline to the POINT OF BEGINNING.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Parcel "E"

Lot 1, less the East 25 feet thereof; East 50 feet of Lot 2; Lot 5, all in Block 1, "McLean's Addition to the Town of Mt. Vernon, Skagit County, Wash.," as per plat recorded in Volume 3 of Plats, page 65, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Parcel "F"

Lots 9, 10, 11, 12, 13, 14, 16 and the South 3 feet of Lot 15, all in Block 2, "Picken's Addition to the Town of Mt. Vernon," as per plat recorded in Volume 2 of Plats, page 105, records of Skagit County, Washington,

EXCEPT that portion thereof conveyed to the State of Washington for Primary State Highway No. 1 by Deeds, recorded April 17, 1953 and July 17, 1972, under Auditor's File Nos. 487248 and 771195, respectively.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Parcel "G"

Lots 1, 2, 3, 4, 5 and 6, all in Block 2, "Kincaid's Addition to Mt. Vernon, Skagit Co., Wash.," as per plat recorded in Volume 2 of Plats, page 84, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Parcel "H"

Lots 1, 2, 3, 4, 5, 6, 7 and 8, all in Block 1, "Picken's Addition to the Town of Mt. Vernon," as per plat recorded in Volume 2 of Plats, page 105, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Parcel "I"

The Easterly 29.0 feet of the Burlington Northern Railroad Company's (formerly Great Northern Railway Company) right of way in the West 1/2 of the West 1/2 of the Southwest 1/4 of Section 20, Township 34 North, Range 4 East, W.M., lying between two lines drawn parallel with and distant, respectively, 25.0 feet and 54.0 feet Easterly, as measured at right angles from said Railroad Company's Main Track centerline, as now located and constructed, said 54.0 foot parallel line also being on the Westerly boundary of that certain parcel of land described in Quit Claim Deed from Burlington Northern Railroad Company to Glacier Park Company dated October 17, 1988, bounded on the South by the Easterly extension of the South line of Broadway Street and bounded on the North by a line drawn parallel with and 45 feet Southerly of, as measured at right angles to the K Line Survey Line of SR 5, Mount Vernon; Blackburn Road to Skagit River. The specific details of said K Line are shown on that certain map of definite location now of record and on file in the Office of the Secretary of Transportation at Olympia, and bearing the Date of Approval, February 25, 1971, revised November 22, 1996.

EXCEPT that Northerly portion thereof conveyed to the City of Mount Vernon by deed recorded May 8, 2000, under Auditor's File No. 200005080050;

AND ALSO EXCEPT the West 5.6 feet thereof as conveyed to the BN Leasing Corporation by deeds recorded April 25, 2003 and June 27, 2003, under Auditor's File Nos. 200304250120 and 200306270020, respectively.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Parcel "J"

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northeast corner of Lot 11, Block 2, "Picken's Addition to the Town of Mt. Vernon," as per plat recorded in Volume 2 of Plats, page 105, records of Skagit County, Washington;

thence South along the East line of said "Picken's Addition" a distance of 150.00 feet to the Southeast corner of Lot 9;
thence East along the Easterly projection of the South line of said Lot 9, a distance of 6.00 feet;
thence North along a line which is parallel to and 6.0 feet East of the East line of "Picken's Addition," a distance of 150.00 feet;
thence West along the Easterly projection of the North line of Lot 11 of said "Picken's Addition," a distance of 6.00 feet to the POINT OF BEGINNING.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Parcel "K"

Lot 15, EXCEPT the South 3 feet thereof, Block 2, "Pickens Addition to Mount Vernon", as per plat recorded in Volume 2 of Plats, page 105,

EXCEPT that portion deeded to the State of Washington for Highway purposes by deed dated September 1, 1972, recorded October 27, 1972, under Auditor's File No. 775979.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



1-27-16

16-010

Alfco, LLC

Comprehensive Plan Amendment/Property Re-zone

**Portion of the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 34 North,
Range 4 East, W.M.
City of Mount Vernon WA**

Project Narrative

A detailed statement describing the requested change to the Comprehensive plan and/or Zoning Map, and/or Text Amendments, and the reasons for the change:

The subject property is located south of East Kincaid Street, north of East Section Street, East of Burlington Northern Railroad and west of I-5. The property is comprised of several parcels identified by the following assessor's parcel numbers: P-26788, P-26886, P-53428, P-53430, P-53453, P-53373, P-53374, P-53375, P-53376, P-53377, P-53378, P-54122, P-54113, P-54114, P-54115, P-54116, P-54117, P-54118, P-54119, P-54120, P-121047 and P-103224.

The current land owner is Alfco, LLC, 11857 Bay Ridge Drive, Burlington WA 98233.

According to the assessor's records the project site is approximately 9.4 acres.

The site was previously used as the headquarters and production site for Alf Christianson Seed Company and also had several housing units on the properties to the east. The company moved its headquarters and production to Bayview Hill by the airport several years ago and due to vandalism, fire, etc many of the original buildings have been razed. The remaining buildings (see attached photographs) are an old warehouse and a few steel shed (pole buildings), all of which have been abandoned and shuttered.

The site currently has a comprehensive plan designation of CI (Commercial/Industrial) and a zoning designation of C-2.

The applicant has found it to be very difficult to sell the property based upon the current land use designation and based upon this fact, together with trying to maintain consistency with the City of Mount Vernon long range plans for the area, felt it prudent to request a change.

In conversations with City staff it has been suggested that we look at the entire property and allow the city staff, planning commission, city council and public the opportunity to weigh in and ultimately design a comprehensive plan and zoning that best fits.

Our request is that a focus toward retail use be made on the northern portion of the property. This would require a comprehensive plan designation of DT/SP Downtown Retail/Support Commercial with a zoning to C-1 Central Business District. This

designation would fit well with the current vision in the comprehensive plan "potential uses include motels, restaurants and possibly multiple-family", all of which are allowed in the C-1 zone.

The C-1 zone offers a variety of uses, which would serve the City of Mount Vernon well.

The site also lends itself to be a nice welcome to visitors as it is the first main entrance from I-5 or the multi-modal system. The property could be easily developed for roadside service (gas station, fast food, convenience store) as well as more traditional retail development.

The C-1 zone also allows for the development of multi-family housing.

The region is in desperate need for affordable housing as well as housing that could be for behavior health and also serve as transitional housing for individuals needing supervised care after medical treatments.

This concept has been discussed with the county health department, the hospital, Community Action, Skagit County Housing Authority and mental health providers, all of which mention the desperate need for this type of use in our community.

The ability to provide social services on one floor or office and housing in the same building is a successful model that would work well at this site. The availability of public transportation, social service and access to medical care make the downtown location an ideal setting.

The southern portion of the property would be a great location for the multi-family affordable housing as well as a good location for the much needed behavior health housing model.

All of the uses mentioned can fit within the suggested comprehensive plan and rezone request.

Although that C-1 zoning designation will meet the short term vision proposed, it may not meet the long term needs of the city. With that in mind, we are following the suggestion of the planning department staff; that is to allow open and frank discussion about the best use of the property. We do however want to keep the concept of retail on the north and affordable housing, with the opportunity to include behavior health and social support services, to the south.

I am not sure which comprehensive plan designation would be appropriate to request for the southern uses, the MF-H (Medium High Density) with either R-3 or R-4 could prove to work for some of the affordable housing needs, but may not prove to allow the type of housing to satisfy the behavioral health needs in our community.

The other zones that have been mentioned for the site are both C-2 and C-3, also not the ones that can provide both the potential for multi-family development or the associated social service needs that would fit with behavioral or transitional housing that requires monitoring, counseling and other support services.

As previously mentioned, the current comprehensive plan designation of CI and C-2 zoning no longer meet the needs of the owner nor do they fit with the City's current comprehensive plan for the site. We look forward to the opportunity to discuss the revised land use designation. At such time the final lines are determined, and if there will be more than one designation, the boundary line and legal description will be amended to reflect the approved line prior to final council action.

A) Current zoning and Comprehensive Plan Designation

C-2 General Commercial/CI Commercial Industrial (See attached maps)

B) Current use of the site and any existing improvements

As previously mentioned the site is abandoned and mostly fenced. There are three buildings on site, the original warehouse together with two pole buildings/storage sheds. Several years ago one of the buildings caught fire and was subsequently razed together with several old warehouses along the railroad. There were also a number of residences that over the years fell into a state of disrepair that have been removed.

C) Specific site features (wetlands, etc)

The site does not have any features that stand out, it is basically an old industrial site that is abandoned and ready to be transformed into something with vitality and benefit for the city.

D) Soils/Drainage

On-site soils are identified by the USDA Soil Survey of Skagit County as being Urban Land-Mount Vernon-Field Complex. The site has been fully developed over the years and the original soils structure has more than likely been compromised.

This soil complex is marginally draining. Any future development would include drainage improvements.

E) Proposed use of property after change from Public to Single-Family Residential

There are no specific plans, but there is strong interest for retail development on the northern portion of the site and also strong interest for the development of behavior health and affordable housing with a social service aspect on the southern portion.

F) Proposed off-site improvements

Not known at this time, but may include pedestrian improvements for railroad crossing, as well as road improvements to East Kincaid and East Section Streets.

G) Total estimated construction cost/market value of the proposed project

Total construction cost is not known at this time, any design and building on the site will be dependent upon the final comprehensive plan designation and zoning that is approved by the city.

H) Estimated quantities and type of materials involved if any fill or excavation is proposed.

Not known

I) Number, type and size of trees to be removed

The site will be fully cleared with any development with new landscaping being included with any development.

J) Explanation of any land to be dedicated to the City

Not Applicable at this time

K) Shorelines:

Not Applicable

L) Subdivision Applications

Not Applicable

M) Flood Zone Hazard

FIRM Flood Zone A0-1, Map Panel No. 530158/0002/B dated January 3, 1985 (see attached Firmette)

A statement of anticipated impacts that may be caused by the change, including geographic areas affected and issues presented:

All of the structures on the site will probably be razed, as well as all asphalt and concrete will be removed. The entire site will be regraded and developed with businesses, housing and support services consistent with the approved zoning.

The change from the current industrial use to that of retail business and multi-family will require an increase in city services including police, fire, garbage and sewer as well as social and health service. All of these services are readily available to the property and since the property is centrally located in the city, there will be no difficulty providing the service.

A demonstration of why an existing comprehensive plan policy, plan or recommendation should not continue to be in effect, or why an existing policy, plan

or recommendation no longer applies; a statement of how the amendment complies with the comprehensive plan's community vision statements, goals, objectives and policy directives:

The current comprehensive plan designation of CI Commercial/Industrial and zoning of C-2 General Commercial does not meet the needs of the city and in reality does not even match the current comprehensive plan vision for the site, which is a site for retail development and multi-family development.

There has been talk by city staff for the site being a good location for a motel, the reality has been that with I-5 to the east and the railroad to the west and the difficult access from Kincaid, there has been no interested purchaser/developer for that use.

An interested party could still come forward and with the comprehensive plan designation and zoning at a more compatible nature for development, a developer would not have to wait a year for the appropriate zoning to be approved.

The flexibility within the C-1 zone lends itself to a multitude of uses, all of which can be considered appropriate for the property from motels to retail to multi family, all are allowed and all can work well together.

A statement of how the change affects land use regulations (i.e. zoning, subdivision, etc), and the necessary text changes to bring the land use regulations into compliance with the plan:

A comprehensive plan and zoning change is required to bring forward any type of development which would be considered for the entry to the city.

Currently there are no freeway associated services on Kincaid Street, essentially the gateway to the city.

I truly believe this request is fitting for the property and will prove to be in the best interest of the residents.

Specific responses to the following decision criteria:

- **The comprehensive plan amendment (and any associated rezone) bears a substantial relation to the public health, safety, or welfare;**
The city is in need for more retail sales space, a well-designed area could prove to be a benefit to the residents and the additional sales tax revenue would be an additional bonus.

The downtown core of the city has a high percentage of homeless residents, many of whom need social services and housing opportunities that are currently either not available or stretched to the limit. The southern portion of this property is perfectly situated to help alleviate the shortage. In speaking with representatives of Skagit County Health Department, Skagit Valley

Hospital, mental health services, Community Action and Skagit Housing Authority, they all see the need and support the location due to it being central to services, central to need and central to transportation.

- **The comprehensive plan amendment (and any associated rezone) addresses changing circumstances or the needs of the city as a whole;** The city mentions several supporting statements in its current comprehensive plan, which support this request.

The land between the railroad and I-5 can "serve as a buffer zone with the introduction of structures which can help to identify Mount Vernon from both the freeway and railroad". As more people use mass transportation the multi-modal center will become more important and with walking access from the station to the residences, it will become a great location, especially for those who do not wish to or cannot afford to own their own vehicle.

Another statement in the current plan is to "develop support services for the central core and the city and county government". The opportunities are endless, a police sub-station, a health care center, a day care/homeless shelter, social services ...

It is my opinion that the city is needing to catch up with the multi-family housing inventory as well as embrace the new desire by citizens (especially those to the south – Everett, Seattle, etc) who desire to live in multi-family settings.

This site can also be used as a jump off point for public/private partnerships. Skagit Housing Authority is already investigating the opportunity.

- **The comprehensive plan amendment (and any associated rezone) is compatible with the provisions of the comprehensive plan or other goals or policies of the city;**

Goal 1 – Achieve a mix of housing styles that are appealing and affordable to a diversity of ages, incomes and cultural backgrounds.

Goal 2 – Encourage affordable housing development that meets community needs and is integrated into the community

Goal 3 – Provide a variety of housing opportunities for those with special needs.

This request further meets the City's goals for affordable housing. Depending upon who the developer is on the property, not only could affordable housing be met, but there could be housing to accommodate the mental health and behavioral health needs in the community.

Goal 4 – Increase opportunities for family-wage jobs and a full array of human services meeting the changing needs of Mount Vernon and Skagit County residents.

Goal 5 – Establish a reputation for Mount Vernon as a good place for business investment and sustained profitability.

Being a leader in providing socially responsible housing to those in need will place Mount Vernon at the forefront of the homeless conversation.

Goal 6 – Enhance and improve the quality of multi-family living environments throughout the city that provides areas that offer a larger range of housing options in the form of multi-family units.

This site is ideally situated for multi-family with the supporting retail component that would help achieve a symbiotic relationship between the users.

Goal 7 – Support existing businesses and provide a dynamic business environment for new commercial and industrial activities that enhance the city's employment and the base while providing well planned and attractive facilities.

The above goals provide an indication that the requested change for this property will prove to be very beneficial to the city and fit within the existing vision presented in the comprehensive plan.

The comprehensive plan amendment (and any associated rezone) is compatible and not materially detrimental to adjacent land uses and surrounding neighborhoods;

As previously mentioned, this request is very appropriate with respect to the direction the city wants to take and the vision that has been expressed with the current comprehensive plan for the site. Having the retail business to the north with a transition to multi-family to the south fits well with the current land use and may act as a spring board for additional re-development in the area.

- **The comprehensive plan amendment (and any associated rezone) will not result in development which will adversely impact community facilities, including but not limited to utilities, transportation, parks, or schools;** The requested change should be a great benefit to the community. New business provides new jobs, sales provide taxes and affordable housing provides shelter. A definite win-win situation.

- **The subject property is suitable for development in general conformance with zoning standards under the proposed zoning classification**

The site is well suited and very well situated for the proposed development.

As previously stated, the site will be the subject of lengthy discussion and the end result may be a bit different than what is requested.

The desire is for a mix of business and multi-family with a focus towards behavior health and social need. No development plans are forthcoming at this point, only a vision for the future needs of the city. There is support for the need, and also support for the location.

It should be noted that there are a few parcels that should probably be looked at as being appropriate for the city to initiate comprehensive plan change and rezones for. This would provide a natural boundary of existing streets for the rezone. The four parcels that I would recommend are as follows: three west of Railroad Avenue and north of East Section Street Parcels P-53429, P-53431 and P-53432 as well as one parcel owned by the City of Mount Vernon identified as Parcel P-53379.

SEPA CHECKLIST

A. **BACKGROUND**

16-010

1. Name of proposed project, if applicable:
Alfco, LLC Comprehensive Plan Amendment/Rezone
2. Name of applicant:
Alfco, LLC
3. Address and phone number of applicant and contact person:
11857 Bay Ridge Drive, Burlington WA 98233
Ken Reid (360) 419-3006
Contact: **Bruce G. Lisser**
Lisser & Associates, PLLC
PO Box 1109 Mount Vernon WA 98273
Phone: (360) 419-7442 E-mail: Bruce@lisser.com
4. Date checklist prepared:
January 25, 2016
5. Agency requesting checklist:
City of Mount Vernon Department of Community & Economic Development
6. Proposed project timing or schedule (including phasing, if applicable):
2016
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Yes, if comprehensive plan amendment is approved future site development will occur with retail and multi-family
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
None required for the land-use designation, previous environmental review was performed on the property when it was being studied as a possible jail site. See the City of Mount Vernon for any possible information.
9. Do you know of pending applications for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None known
10. List any government approvals or permits that will be needed for your proposals, if known.
City of Mount Vernon Planning and Council approval for the comprehensive plan amendment and associated zoning change.
11. Give a complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist which ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.
The property is located at 103 East Section Street in Mount Vernon, Skagit County Assessor's Parcel Numbers P-26788, P-26886, P-53428, P-53430, P-53433, P-53373, P-53374, P-53375, P-53376, P-53377, P-53378, P-54122, P-54113, P-54114, P-54115, P-54116, P-54117, P-54118, P-54119, P-54120, P-121047, and P-103224 have been assigned to the property. The property is in the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 34 North, Range 4 East, W.M. The assessor's office shows the property as being 9.4+/- acres in area.

The property is currently the site of abandoned warehouses from the old seed plant, most of the structures have been razed in recent years. Prior to any development it would be anticipated that all of the existing buildings will be cleared and all asphalt and concrete surfaces will also be removed.

Alfco Seed moved its processing from this site many years ago and based upon their inability to sell the property it has been determined that a Comprehensive Plan Revision and Rezone to a more appropriate use would enhance the ability to sell the property.

If the land-use change is approved a future application for retail offices and multi-family buildings on the property will be submitted for approval. This SEPA is dealing with the change in land-use request only. At this time there is no definite line of demarcation with respect to where the zoning line will be as the City has asked for the opportunity to discuss and deliberate on best use and update zoning boundary line establishment.

See attached maps and aerial photos for a better understanding of the site and its features.

12. Location of the proposal. Please give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any. If a proposal would occur over a range of area, please provide the range or boundaries of the site(s). Please provide a legal description, site plan, vicinity map, and topographic map if possible. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. (Indicate if maps or plans have been submitted as part of a permit application.)
The site is located at 103 E Section, Mount Vernon WA 98273. See attached maps for additional information.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (underline one):
flat rolling hilly steep slopes mountainous other _____
- b. What is the steepest slope on the site (approximate % slope)?
2%
- c. What general types of soils are found on the site (for example: clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, please specify and note any prime farmland.
Urban Land – Mount Vernon Complex
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None noticed. Site has been fully developed in the past, the original soils structure has been disturbed.

- e. Describe the purposes, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
None with this application.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Yes, this application is limited to a change in land-use designation, no work will be performed in conjunction with the approval.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example: asphalt or buildings)?
Not know at this time, no development plans have been prepared for this site.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
None with this land-use application

2. Air

- a. What types of emissions to the air would result from the proposal (i.e.: dust, automobile, odors, industrial wood smoke) during construction, and when the project is completed? If any, generally describe and give approximate quantities if known.
None, this application is only for a change in land-use designation.
- b. Are there any off-site sources of emissions or odor which may affect your proposal? If so, generally describe.
None known
- c. What are the proposed measures to reduce or control emissions or other impacts, if any:
None proposed

3. Water

- a. Surface:
- i. Is there any surface water on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, associated wetlands)? If yes, describe type, provide names, and, if known, state what stream or river it flows into.
No, the property is in the floodplain of the Skagit River.
- ii. Will the project require any work over or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
Not with this land-use application.
- iii. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
None proposed with this land-use application.
- iv. Will surface water withdrawals or diversions be required by the proposal? Give general description, purpose, and approximate quantities if known.
No
- v. Does the proposal lie within a 100-year floodplain? Note location on the site plan, if any.
Yes, entire property is within Zone A0-1, per FIRM Map 530158/0002/B dated January 3, 1985. The city is currently working on a plan to remove the property

from the floodplain. This process includes the construction of a flood wall (not complete at this time) and the construction of flood protection across the BNRR tracks, also not complete at this time.

vi. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground:

i. Will ground water be withdrawn or recharged? Give general description, purpose, and approximate quantities if known.

No

ii. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None with this land-use application.

c. Water Runoff (including storm water):

i. Describe the source of runoff and storm water and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, please describe.

Currently rainwater is collected on site and runs through a storm drain system, which discharges into the city system. Exact location not known.

ii. Could waste materials enter ground or surface waters? If so, generally describe.

Not at this time as there is no on-site activity.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

None proposed at this time.

4. Plants

a. Check or circle types of vegetation found on the site:

<u> </u>	deciduous tree:	alder,	maple,	aspen,	other
<u> X </u>	evergreen tree:	fir	cedar	pine	<u>other</u>
<u> X </u>	shrubs				
<u> X </u>	grass				
<u> </u>	pasture				
<u> </u>	crop or grain				
<u> </u>	wet soil plants:	cattail	buttercup	bullrush	
		skunk cabbage	other		
<u> </u>	water plants:	water lily	eelgrass	milfoil	other
<u> X </u>	other types of vegetation				

- b. What kind and amount of vegetation will be removed or altered?
None with this land-use application
- c. List threatened or endangered species known to be on or near the site.
None known
- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
None proposed

5. Animals

- a. Underline any birds and animals which have been observed on or known to be on or near the site:

Birds:	hawk	heron	eagle	<u>songbirds</u>	other
Mammals:	deer	bear	elk	beaver	other
Fish:	bass	salmon	trout	shellfish	other

- b. List any threatened or endangered species known to be on or near the site.
Salmon (Skagit River system)
- c. Is the site part of a migration route? If so, explain.
Entire property is within the Pacific Flyway, no migratory waterfowl have been observed on the site.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
None with this land-use application
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No
- c. What kinds of energy conservation features are included in the plans of this proposal?
None proposed
- d. What are the proposed measures to reduce or control energy impacts, if any?
None proposed

7. Environmental Health

- a. Are there any environmental health hazards, exposure to toxic chemicals, including risk of fire and explosion, spill, or hazardous waste, that occur as a result of this proposal? If so, describe.
No
 - i. Describe special emergency services that might be required.
None known

- ii. Proposed measures to reduce or control environmental health hazards, if any:
None proposed, if land-use application is approved, any measures will be presented with a development plan.

b. Noise

- iii. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Traffic from I-5 and Kincaid Street and railroad to the west of the property

- iv. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

None, if the land-use application is approved, this will be addressed with a development application.

- v. What are the proposed measures to reduce or control noise impacts, if any:
None

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

Site: Abandoned warehouse and metal storage sheds

West: Multi-Family housing, single-family housing, professional office, government offices, railroad

North: Kincaid Street, train station, bus station

East: I-5, multi-family and single-family housing

South: East Section Street, multi-family and single-family housing, meat packaging company

- b. Has the site been used for agricultural purposes? If so, describe.

Yes, seed production

- c. Describe any structures on the site.

Warehouse, storage sheds

- d. Will any structures be demolished? If so, what?

Not with the land-use application

- e. What is the current zoning classification of the site?

C-2

- f. What is the current comprehensive plan designation of the site?

CI Commercial/Industrial

- g. If applicable, what is the current shoreline master program environment designation of the site?

Not applicable

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No

- i. What are proposed measures to ensure the proposal is compatible with existing and project land uses and plans, if any:
None with this land-use application, these will be addressed with future development applications
- j. Approximately how many people would reside or work in the completed project?
Not known, it will be dependent upon how the city applies the zoning to the site.
- k. Approximately how many people would the completed project displace?
None – there are no residences on site
- l. What are proposed measures to avoid or reduce displacement or other impacts, if any:
None with the land-use application.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
No units are being provided with this application, as mentioned above, the southern portion of the site is being proposed for affordable housing as well as behaviorial health housing. This may also include some on-site counseling and social services.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None
- c. What are proposed measures to reduce or control housing impacts, if any:
None with this application, if approved the ability to have affordable housing in the community will be beneficial.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building materials(s) proposed?
None proposed at this time, the site could allow up to four stories based upon current city limitations.
- b. What views in the immediate vicinity would be altered or obstructed?
None.
- c. What are the proposed measures to reduce or control aesthetic impacts, if any?
None at this time.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
This application will not produce any light or glare.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not applicable.

- c. What existing off-site sources of light or glare may affect your proposal?
Street lights, railroad lights, traffic head lights.
- d. What are the proposed measures to reduce or control light and glare impacts, if any?
None.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
County fair grounds, Hillcrest Park and West side parks
- b. Would the proposed project displace any existing recreational uses? If so, describe.
Not applicable
- c. What are the proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
None known.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on the site.
None observed.
- c. What are the proposed measures to reduce or control impacts, if any:
None proposed.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
Property is accessed via both East Section Street and East Kincaid Street.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Yes.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
Not known at this time, no project is proposed with this land-use application.
- d. Will the proposal require any new roads or streets, or improvements to any existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
No applicable.
- e. Will the project use or occur in the immediate vicinity of water, rail, or air transportation? If so, generally describe.
No.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
Not pertinent to this application.

- g. What are proposed measures to reduce or control transportation impacts, if any:
None proposed, any project mitigations will take place with a development application.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
Not at this time.
- b. What are proposed measures to reduce or control direct impacts on public services, if any.
None proposed, any project mitigations will take place with a development application.

16. Utilities

- a. Underline utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: _____
- b. Describe the utilities which are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
Not known at this time as no site development application can be submitted until the land-use change has been approved.

C. SIGNATURE

The above answers are true to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Date Submitted: Jan. 25, 2016

D. SUPPLEMENT SHEET FOR NONPROJECT ACTIONS
(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, that would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. *Respond briefly and in general terms.*

1. How would the proposal be likely to increase the discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?
Not applicable to the land-use application
 - a. Proposed measures to avoid or reduce such increases are:
None proposed
2. How would the proposal be likely to affect plants, animals, fish, or marine life?
Not applicable to the land-use application
 - a. Proposed measures to protect or conserve plants, animals, fish, or marine life are:
None proposed
3. How would the proposal be likely to deplete energy or natural resources?
Not applicable to the land-use application
 - a. Proposed measures to protect or conserve energy and natural resources are:
None proposed
4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural site, wetlands, floodplains, or prime farmlands?
Not applicable to the land-use application
 - a. Proposed measures to protect such resources or to avoid or reduce impacts are:
None proposed
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
Not applicable to the land-use application
 - a. Proposed measures to avoid or reduce shoreline and land use impacts are:
None proposed
6. How would the proposal be likely to increase demands on transportation or public services and utilities?
Not applicable to the land-use application
 - a. Proposed measures to reduce or respond to such demand(s) are:
None proposed
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.
This application is for a change in land-use zoning, there will be no impacts until a development application is submitted.

Land Title Company of Skagit County

Privacy Policy Notice

16-010

PURPOSE OF THIS NOTICE

Stewart Title Guaranty Company, Stewart Title Insurance Company, Old Republic National Title Insurance Company and Land Title Company of Skagit County.

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Stewart Title Guaranty Company, Stewart Title Insurance Company, Old Republic National Title Insurance Company and Land Title Company of Skagit County.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

G-6329-000007763

\$250.00

154314-S

1/14/2015

STEWART TITLE GUARANTY COMPANY

Skagit

LAND TITLE AND ESCROW


P.O. Box 445 / 111 East George Hopper Rd.
Burlington, WA 98233
(360) 707-2158 / 1 (800) 869-7121

stewart
title guaranty company



Matt Morris
President and CEO

Mount Vernon Abstract & Title Co. dba Land Title


Burlington, WA

Denise Carraux
Secretary

G-6329-000007763

SUBDIVISION GUARANTEE

SCHEDULE A

Liability: \$ 10,000.00

Policy No.: G-6329000007763

Dated: January 14, 2016 at 8:00 A.M.

Order No.: 154314-S

Fee: \$250.00

Name of Assured:

LISSER AND ASSOCIATES AND CITY OF MOUNT VERNON

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matters relative to the following described real property:

(See Schedule "A-1," attached.)

Title to said real property is vested in:

ALFCO, LLC, a Washington Limited Liability Company

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. General taxes for the year 2016 in an amount not yet available from the Skagit County Treasurer. Supplemental to follow upon availability.

Account Nos.: 340420-0-175-0001; 340420-3-175-0300; 3738-001-005-0006; 3738-001-001-0000; 3738-001-002-0009; 340420-0-095-0008; 3753-002-011-0006; 3753-002-012-0005; 3753-002-013-0004; 3753-002-015-0002; 3753-002-016-0001; 3735-002-001-0001; 3735-002-002-0000; 3735-002-003-0009; 3735-002-004-0008; 3735-002-005-0007; 3735-002-006-0006; 3735-002-005-0100; 3735-001-008-0003; 3735-001-008-0102; 3735-001-007-0004; and 3753-002-015-0101

SUBDIVISION GUARANTEE

Order No.: 154314-S

Policy No. G-6329000007763

SCHEDULE A

EXCEPTIONS CONTINUED:

4. (continued):

Property Identification Nos.: P26886; P121047; P53433; P53428; P53430; P26788; P54116; P54117; P54118; P54119, P54122; P53373; P53374; P53375; P53376; P53377; P53378; P103224; P54114; P54115; P54113 and P54120

5. Municipal assessments and impact fees, if any, levied by the City of Mount Vernon.

6. Unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon said property, and rights of tenants to remove trade fixtures at the expiration of the term.

7. LIEN:

Claimed By:	Regional Disposal Co. c/o Judimaryjo Inc., dba Liendata USA
Against:	Wrecking Ball Demolition, Alfco LLC
In Amount Of:	\$84,766.73, including service charges or interest at the rate of 12.000% per annum
For:	Material and labor
Recorded:	April 28, 2015
Auditor's No.:	201504280095
(Affects Parcels "C" and "D")	

8. Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.

NOTE #1: The description submitted with the application has been changed to conform with the record. Before any instrument(s) pertaining to this property is/are prepared, the description should be checked and approved by the parties. We should be consulted if further changes are to be made.

NOTE #2: General taxes, together with interest, penalty and statutory foreclosure costs, if any, first half delinquent May 1, 2015, if unpaid, second half delinquent November 1, 2015, if unpaid:

<u>Account No.</u>	<u>Year</u>	<u>Amount Billed</u>	<u>Amount Paid</u>	<u>Balance Owning</u>
340420-0-175-0001	2015	\$11,861.13	\$11,861.13	\$ 0.00
Property I.D. No.: P26886 (Affects Parcel "A")				
340420-3-175-0300	2015	\$ 1,071.10	\$ 1,071.10	\$ 0.00
Property I.D. No.: P121047 (Affects Parcels "B" and "I")				
3738-001-005-0006	2015	\$ 738.92	\$ 738.92	\$ 0.00
Property I.D. No.: P53433 (Affects Parcel "E")				
3738-001-001-0000	2015	\$ 433.87	\$ 433.87	\$ 0.00
Property I.D. No.: P53428 (Affects Parcel "E")				

SUBDIVISION GUARANTEE

Order No.: 154314-S

Policy No. G-6329000007763

SCHEDULE A

EXCEPTIONS CONTINUED:

NOTE #2 (continued):

General taxes, together with interest, penalty and statutory foreclosure costs, if any, first half delinquent May 1, 2015, if unpaid, second half delinquent November 1, 2015, if unpaid:

<u>Account No.</u>	<u>Year</u>	<u>Amount Billed</u>	<u>Amount Paid</u>	<u>Balance Owing</u>
3738-001-002-0009	2015	\$ 1,591.81	\$ 1,591.81	\$ 0.00
Property I.D. No.: P53430	(Affects Parcel "E")			
340420-0-095-0008	2015	\$24,572.40	\$24,572.40	\$ 0.00
Property I.D. No.: P26788	(Affects Parcels "C" and "D")			
3753-002-011-0006	2015	\$ 3,172.64	\$ 3,172.64	\$ 0.00
Property I.D. No.: P54116	(Affects Parcels "J" and portion of "F")			
3753-002-012-0005	2015	\$ 1,220.26	\$ 1,220.26	\$ 0.00
Property I.D. No.: P54117	(Affects Parcel "F")			
3753-002-013-0004	2015	\$ 1,220.26	\$ 1,220.26	\$ 0.00
Property I.D. No.: P54118	(Affects Parcel "F")			
3753-002-015-0002	2015	\$ 1,082.98	\$ 1,082.98	\$ 0.00
Property I.D. No.: P54119	(Affects Parcel "F")			
3753-002-016-0001	2015	\$ 1,210.08	\$ 1,210.08	\$ 0.00
Property I.D. No.: P54122	(Affects Parcel "F")			
3735-002-001-0001	2015	\$ 1,321.93	\$ 1,321.93	\$ 0.00
Property I.D. No.: P53373	(Affects Parcel "G")			
3735-002-002-0000	2015	\$ 1,321.93	\$ 1,321.93	\$ 0.00
Property I.D. No.: P53374	(Affects Parcel "G")			
3735-002-003-0009	2015	\$ 1,379.40	\$ 1,379.40	\$ 0.00
Property I.D. No.: P53375	(Affects Parcel "G")			
3735-002-004-0008	2015	\$ 1,606.33	\$ 1,606.33	\$ 0.00
Property I.D. No.: P53376	(Affects Parcel "G")			
3735-002-005-0007	2015	\$ 1,504.29	\$ 1,504.29	\$ 0.00
Property I.D. No.: P53377	(Affects Parcel "G")			
3735-002-006-0006	2015	\$ 1,321.93	\$ 1,321.93	\$ 0.00
Property I.D. No.: P53378	(Affects Parcel "G")			
3735-002-005-0100	2015	\$ 196.61	\$ 196.61	\$ 0.00
Property I.D. No.: P103224	(Affects Parcel "G")			
3753-001-008-0003	2015	\$ 5,880.44	\$ 5,880.44	\$ 0.00
Property I.D. No.: P54114	(Affects Parcel "H")			
3753-001-008-0102	2015	\$ 2,331.69	\$ 2,331.69	\$ 0.00
Property I.D. No.: P54115	(Affects Parcel "H")			
3753-001-007-0004	2015	\$ 1,155.85	\$ 1,155.85	\$ 0.00
Property I.D. No.: P54113	(Affects Parcel "H")			
3753-002-015-0101	2015	\$ 1,050.78	\$ 1,050.78	\$ 0.00
Property I.D. No.: P54120	(Affects Parcel "K")			

SUBDIVISION GUARANTEE

Order No.: 154314-S

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SCHEDULE A

EXCEPTIONS CONTINUED:

NOTE #3: EFFECTIVE JANUARY 1, 1997, AND PURSUANT TO AMENDMENT OF WASHINGTON STATE STATUTES RELATING TO STANDARDIZATION OF RECORDED DOCUMENTS, THE FOLLOWING FORMAT AND CONTENT REQUIREMENTS MUST BE MET. FAILURE TO COMPLY MAY RESULT IN REJECTION OF THE DOCUMENTS BY THE RECORDER.

Margins to be 3" on top of first page and 1" on sides and bottom, 1" on top, sides and bottom of each succeeding page. Font size of 8 points or larger, paper size of no more than 8 1/2" by 14". No attachments on pages such as stapled or taped notary seals, pressure seals must be smudged.

INFORMATION WHICH MUST APPEAR ON THE FIRST PAGE

Title or titles of documents. If assignment or reconveyance, reference to auditor's file number of subject deed of trust must be included. Names of grantor(s) and grantee(s) with reference to additional names on following pages, if any.
Abbreviated legal description (lot, block, volume/page of plat or section/township/range and quarter section or government lot for unplatted).
Assessor's tax parcel number(s). Return address which may appear in the upper left hand 3" top margin.

Pursuant to item c.) above, the abbreviated legal description for the subject property is as follows:

Ptn SW 1/4 SW 1/4, 20-34-4 E; Lots 9-14, 16 & Ptn Lot 15, Blk 2, Picken's Add. To MV; Lots 1-6, Blk 2 & ptn Lots 8-11, Blk 3, Kincaid's Add. To MV; Lots 1-8, Blk 1, Picken's Add. To MV; ptn Lots 1, 2 & all 5, Blk 1, McLean's Add. To MV.

NOTE #4: Unless otherwise specified, this Company has assigned this file to the following Underwriter for the policy to issue: Stewart Title Guaranty Company.

Schedule "A-1"

Order No.: 154314-S
Policy No.: G-632900007763

DESCRIPTION:

PARCEL "A":

That portion of the West ½ of the West ½ of the Southwest ¼ of Section 20, Township 34 North, Range 4 East, W.M., Skagit County, Washington, described as follows:

Beginning at the intersection of the South right of way line of Kincaid Street, according to the recorded Plat of the Town of Mount Vernon, Washington, and a line drawn parallel with and distant 54.0 feet Easterly of, as measured at right angles to Burlington Northern Railroad Company's (formerly Great Northern Railway Company's) Main Track centerline, as originally located and constructed; thence Southerly parallel with said Main Track centerline a distance of 429.0 feet; thence Easterly at right angles to the last described course a distance of 215.0 feet; thence Northerly at right angles to the last described course a distance of 300.0 feet; thence Westerly at right angles to the last described course a distance of 30.0 feet; thence Northerly at right angles to the last described course a distance of 129.0 feet to the point of intersection with said South right of way line of Kincaid Street; thence Westerly along said South right of way line of Kincaid Street a distance of 185.0 feet to the point of beginning, EXCEPT those portions thereof, if any, lying East of the East lines of those properties conveyed to The Seattle and Montana Railway Company by deeds recorded in Volume 15 of Deeds, page 411, and in Volume 18 of Deeds, page 537,

EXCEPT those two Northerly and Northeasterly portions thereof conveyed to the State of Washington and the City of Mount Vernon by Auditor's File Nos. 9803170090 and 200005080050, respectively.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B":

The Easterly 29.0 feet of Burlington Northern Railroad Company's (formerly Great Northern Railway Company) right of way in the West ½ of the West ½ of the Southwest ¼ of the Southwest ¼ of Section 20, Township 34 North, Range 4 East, W.M. at Mount Vernon, Skagit County, Washington, lying between two lines drawn parallel with and distant, respectively, 25.0 feet and 54.0 feet Easterly, as measured at right angles from said Railroad Company's Main Track centerline, as now located and constructed, said 54.0 foot parallel line also being on the Westerly boundary of that certain parcel of land described in Quit Claim Deed from Burlington Northern Railroad Company to Alfco, Inc. dated July 27, 1992 and recorded as Document No. 9209030031 in and for Skagit County, Washington, being on the Westerly boundaries of two parcels of land described in Warranty Deed from the Great Northern Railway Company to Libby, McNeill & Libby, a Maine Corporation dated May 8, 1955, being on the Westerly boundary of that certain parcel of land described in Warranty Deed from the Great Northern Railway Company to S.A. Moffett and wife dated November 14, 1944 and being on the Westerly boundary of that certain parcel of land described in Quit Claim Deed from Burlington Northern Railroad Company to Glacier Park Company dated October 17, 1988, bounded on the South by the North line of Section Street and bounded on the North by the Easterly extension of the South line of Broadway Street, according to the recorded Plat of Mount Vernon, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

DESCRIPTION CONTINUED:

PARCEL "C":

Those portions of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 34 North, Range 4 East, W.M., described as follows:

- 1.) Beginning at a point in the West line of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 20, distant 975.26 feet Southerly of the Northwest corner thereof;
thence Easterly perpendicular to said West line for 65 feet, more or less, to a point perpendicularly distant 54 feet East from the centerline of the Main Track of the railway of the Great Northern Railway Company as now located and constructed and the point of beginning;
thence Easterly along a production of last described course 150 feet, more or less, to a point in the Southeasterly boundary of that certain tract of land conveyed to the Seattle and Montana Railway Company by James F. McElroy by Warranty Deed dated March 17, 1891;
thence Southwesterly along said Southeasterly boundary to a point perpendicularly distant 100 feet South from the last described course;
thence Westerly perpendicular to said West line 111 feet, more or less, to a point perpendicularly distant 54 feet Easterly of said centerline of Main Track;
thence Northerly parallel with said centerline of Main Track 100 feet to the point of beginning.
- 2.) Beginning at a point in the West line of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 20, distant 620.11 feet South of the Northwest corner thereof;
thence Easterly perpendicular to said West line 65 feet, more or less, to a point perpendicularly distant 54 feet Easterly from the centerline of the Main Track of the railway of the Great Northern Railway Company, as now located and constructed, to the point of beginning;
thence Northerly parallel with said centerline of Main Track and distant 54 feet East therefrom 158 feet;
thence Easterly perpendicular to said West line 215 feet, more or less, to a point perpendicularly distant 280 feet Easterly from said West line;
thence Southerly parallel with said West line 158 feet;
thence Westerly perpendicular to said West line 215 feet, more or less, to the point of beginning.
- 3.) Beginning at the Northwest corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 20;
thence Southerly along the West line of said Section 20, 975.26 feet;
thence Easterly at right angles to the West line of said Section 20, 65 feet, more or less, to a point 54 feet distant Easterly, measured at right angles, from the centerline of the Great Northern Railway Company's Main Track as now located and constructed, said point being the true point of beginning of this description;
thence Easterly continuing along the last described course 150 feet, more or less, to a point in the Southeasterly boundary of the tract of land conveyed to the Seattle & Montana Railway Company by James F. McElroy by Warranty Deed dated March 17, 1891;
thence Northeasterly along said Southeasterly boundary 95 feet, more or less, to the Northeast corner of said tract of land;
thence Easterly at right angles to the West line of said Section 20, 30 feet to a point 280 feet distant Easterly from the West line of said Section 20;

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DESCRIPTION CONTINUED:

PARCEL "C" continued:

thence Northerly parallel to the West line of said Section 20, 267.89 feet;
thence Westerly at right angles to last described course 215 feet, more or less, to a point 54 feet distant Easterly measured at right angles from the centerline of said Main Track;
thence Southerly parallel to said centerline of Main Track 355.15 feet to the true point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "D":

All that portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 34 North, Range 4 East, W.M., Skagit County, Washington, described as follows:

Beginning at a point on the West line of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ distant 1,075.26 feet Southerly of the Northwest corner of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence Easterly at right angles to said West line a distance of 65.0 feet to a point of intersection of a line drawn parallel with and distant 54.0 feet Easterly of measured at right angles to Burlington Northern Railroad Company's (formerly Great Northern Railway Company) Main Track centerline, as now located and constructed, and being the point of beginning;
thence continuing Easterly at right angles to said Railroad Company's Main Track centerline along the Southerly boundary of that certain tract of land conveyed to Libby, McNeill & Libby, by that certain deed dated May 8, 1955 and recorded under Skagit County Auditor's File No. 526435 a distance of 111.0 feet to the Westerly boundary of Block 3, McLean's Addition to the City of Mount Vernon;
thence Southwesterly along said Westerly boundary of said Block 3 to the North line Section Street, according to the recorded plat thereof;
thence Westerly along the North line of Section Street to the point of intersection of a line drawn parallel with and distant 54.0 feet Easterly of, measured at right angles to said Railroad Company's Main Track centerline;
thence Northerly parallel to said Main Track centerline to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "E":

Lot 1, less the East 25 feet thereof; East 50 feet of Lot 2; Lot 5, all in Block 1, "McLEAN'S ADDITION TO THE TOWN OF MT. VERNON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 65, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

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DESCRIPTION CONTINUED:

PARCEL "F":

Lots 9, 10, 11, 12, 13, 14, 16 and the South 3 feet of Lot 15, all in Block 2, "PICKEN'S ADDITION TO THE TOWN OF MT. VERNON," as per plat recorded in Volume 2 of Plats, page 105, records of Skagit County, Washington, EXCEPT that portion thereof conveyed to the State of Washington for Primary State Highway No. 1 by Deeds, recorded April 17, 1953 and July 17, 1972, under Auditor's File Nos. 487248 and 771195, respectively.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "G":

Lots 1, 2, 3, 4, 5 and 6, all in Block 2, "KINCAID'S ADDITION TO MT. VERNON, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 84, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "H":

Lots 1, 2, 3, 4, 5, 6, 7 and 8, all in Block 1, "PICKEN'S ADDITION TO THE TOWN OF MT. VERNON," as per plat recorded in Volume 2 of Plats, page 105, records of Skagit County, Washington

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "I":

The Easterly 29.0 feet of the Burlington Northern Railroad Company's (formerly Great Northern Railway Company) right of way in the West ½ of the West ½ of the Southwest ¼ of Section 20, Township 34 North, Range 4 East, W.M., lying between two lines drawn parallel with and distant, respectively, 25.0 feet and 54.0 feet Easterly, as measured at right angles from said Railroad Company's Main Track centerline, as now located and constructed, said 54.0 foot parallel line also being on the Westerly boundary of that certain parcel of land described in Quit Claim Deed from Burlington Northern Railroad Company to Glacier Park Company dated October 17, 1988, bounded on the South by the Easterly extension of the South line of Broadway Street and bounded on the North by a line drawn parallel with and 45 feet Southerly of, as measured at right angles to, the K Line Survey Line of SR 5, Mount Vernon; Blackburn Road to Skagit River. The specific details of said K Line are shown on that certain map of definite location now of record and on file in the Office of the Secretary of Transportation at Olympia, and bearing the Date of Approval, February 25, 1971, revised November 22, 1996,

EXCEPT that Northerly portion thereof conveyed to the City of Mount Vernon by deed recorded May 8, 2000, under Auditor's File No. 200005080050,

Schedule "A-1"

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DESCRIPTION CONTINUED:

PARCEL "I" continued:

ALSO EXCEPT the West 5.6 feet thereof as conveyed to the BN Leasing Corporation by deeds recorded April 25, 2003 and June 27, 2003, under Auditor's File Nos. 200304250120 and 200306270020, respectively

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "J":

That portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of Lot 11, Block 2, "PICKEN'S ADDITION TO THE TOWN OF MT. VERNON," as per plat recorded in Volume 2 of Plats, page 105, records of Skagit County, Washington; thence South along the East line of said "PICKEN'S ADDITION," a distance of 150.00 feet to the Southeast corner of Lot 9; thence East along the Easterly projection of the South line of said Lot 9, a distance of 6.00 feet; thence North along a line which is parallel to and 6.00 feet East of the East line of "PICKEN'S ADDITION," a distance of 150.00 feet; thence West along the Easterly projection of the North line of Lot 11 of said "PICKEN'S ADDITION," a distance of 6.00 feet to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "K":

Lot 15, EXCEPT the South 3 feet thereof, Block 2, "PICKENS ADDITION TO MOUNT VERNON", as per plat recorded in Volume 2 of Plats, page 105, EXCEPT that portion deeded to the State of Washington for Highway purposes by deed dated September 1, 1972, recorded October 27, 1972, under Auditor's File No. 775979.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Postal Tel. Cable Co. Company of Washington
Purpose:	Erect and maintain its poles and lines
Area Affected:	Parcel "G"
Dated:	June 14, 1915
Recorded:	July 16, 1915
Auditor's No.:	108895, Volume 100, page 601

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Postal Telegraph Cable Co. Company of Washington
Purpose:	Erect and maintain its poles and lines
Area Affected:	Parcel "E"
Dated:	May 7, 1915
Recorded:	July 16, 1915
Auditor's No.:	108898, Volume 100, page 603

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Postal Tel. Cable Co. Company of Washington
Purpose:	Erect and maintain its poles and lines
Area Affected:	Parcel "G"
Dated:	May 7, 1915
Recorded:	July 16, 1915
Auditor's No.:	108899, Volume 100, page 604

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Postal Telegraph Cable Company of Washington
Purpose:	Erect and maintain its poles and lines
Area Affected:	Parcel "G"
Dated:	June 14, 1915
Recorded:	July 16, 1915
Auditor's No.:	108900, Volume 100, page 605

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Postal Telegraph Cable Company of Washington
Purpose:	Erect and maintain its poles and lines
Area Affected:	Parcel "G"
Dated:	June 14, 1915
Recorded:	July 16, 1915
Auditor's No.:	108901, Volume 100, page 606

EXCEPTIONS CONTINUED:

F. RESERVATIONS CONTAINED IN DEED:

Executed By: Leslie J. Campbell and Nellie Campbell, husband and wife,
owner of record
Recorded: April 17, 1953
Auditor's No.: 487248
As Follows:
"...seller, transfer, convey and relinquish to the State of Washington, its successors and assigns, forever, all existing, future, or potential easements, of access, light, view and air, and all rights of ingress, egress and regress to, from and between the lands herein conveyed, including the highway or highways constructed or to be constructed thereon..."

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington,
a municipal corporation
Purpose: The right to lay, maintain, operate, relay and remove at any
time a pipe or pipes, line or lines for the transportation of
water.
Area Affected: Parcel "H"
Dated: February 5, 1954
Auditor's No.: 497900

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Libby, McNeill & Libby, a corporation
Purpose: Sewer line, electric power line
Area Affected: Portion of Parcel "H"
Dated: March 24, 1954
Recorded: March 30, 1954
Auditor's No.: 499733

I. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: James Holt and Ada Holt, husband and wife
Purpose: Perpetual sewer easement and right of way
Area Affected: 40 feet in width
Dated: March 28, 1944
Recorded: March 20, 1944
Auditor's No.: 370229

EXCEPTIONS CONTINUED:

J. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington,
a municipal corporation
Purpose: The right to lay, maintain, operate, relay and remove at any
time a pipe or pipes, line or lines for the transportation of
water.
Area Affected: Parcel "H"
Dated: February 19, 1954
Recorded: February 25, 1954
Auditor's No.: 498562

K. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington,
a municipal corporation
Purpose: The right to lay, maintain, operate, relay and remove at any
time a pipe or pipes, line or lines for the transportation of
water.
Area Affected: Portion of Parcels "C" and "H"
Dated: July 1, 1954
Recorded: July 21, 1954
Auditor's No.: 504226

L. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington,
a municipal corporation
Purpose: The right to lay, maintain, operate, relay and remove at any
time a pipe or pipes, line or lines for the transportation of
water.
Area Affected: Parcel "H"
Dated: May 6, 1954
Recorded: May 6, 1954
Auditor's No.: 501239

M. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington,
a municipal corporation
Purpose: The right to lay, maintain, operate, relay and remove at any
time a pipe or pipes, line or lines for the transportation of
water.
Area Affected: Parcel "C"
Dated: June 11, 1957
Recorded: September 10, 1957
Auditor's No.: 555878

EXCEPTIONS CONTINUED:

N. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	City of Mount Vernon, Washington, a municipal corporation
Purpose:	Street and related municipal purposes
Area Affected:	Parcel "A"
Dated:	June 27, 1975
Recorded:	June 27, 1975
Auditor's No.:	820073

O. RESERVATIONS CONTAINED IN DEED:

Executed By:	Burlington Northern Railroad Company (formerly named Burlington Northern Inc.), a Delaware corporation
Recorded:	April 2, 1987
Auditor's No.:	8704020001
As Follows:	

"EXCEPTING AND RESERVING, however, unto said Grantor, its successors and assigns, all of the coal, oil, gas, casinghead gas and all ores and minerals of every kind and nature underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take remove and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights."

P. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Clinton R. Lewis and Janis D. Lewis, husband and wife
Purpose:	A non-exclusive access roadway
Area Affected:	Parcel "G"
Dated:	April 21, 1987
Recorded:	September 8, 1987
Auditor's No.:	8709080064

Q. NOTICE OF ON-SITE SEWAGE SYSTEM STATUS AND THE TERMS AND CONDITIONS THEREOF:

Between:	Skagit County
And:	Helen A. Thomas
Recorded:	April 15, 1988
Auditor's File No.:	8804150032
(Affects Parcel "G")	

EXCEPTIONS CONTINUED:

R. RESERVATIONS CONTAINED IN DEED:

Executed By: Burlington Northern Railroad Company (formerly named
Burlington Northern Inc.), a Delaware corporation
Recorded: March 17, 1989
Auditor's No.: 8903170044
As Follows:

"EXCEPTING AND RESERVING, however, unto said Grantor, its successors and assigns, all of the coal, oil, gas, casinghead gas and all ores and minerals of every kind and nature underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, main, take, remove and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights."

- S. Terms and conditions contained in City of Mount Vernon Ordinance No. 2407, recorded September 18, 1990, under Auditor's File No. 9009180056.
(Affects Parcels "G" and "H")

T. MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By: LeGro & Associates
Recorded: February 13, 1991
Auditor's File No.: 9102130061

U. MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By: LeGro & Associates
Recorded: July 1, 1992
Auditor's File No.: 9207010046

- V. Terms and conditions contained in City of Mount Vernon Ordinance No. 2670, recorded July 24, 1995, under Auditor's File No. 9507240125.

W. MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By: LeGro & Associates
Recorded: February 13, 1991
Auditor's File No.: 9102130060

X. MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By: LeGro & Associates
Recorded: July 1, 1992
Auditor's File No.: 9207010046

EXCEPTIONS CONTINUED:

Y. RESERVATIONS CONTAINED IN DEED:

Executed By: Burlington Northern Railroad Company (formerly named
Burlington Northern Inc.), a Delaware corporation
Recorded: September 3, 1992
Auditor's No.: 9209030031
As Follows:

"EXCEPTING AND RESERVING, however, unto said Grantor, its successors and assigns, all of the coal, oil, gas, casinghead gas and all ores and minerals of every kind and nature, including sand and gravel underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights."

Z. RESERVATIONS CONTAINED IN DEED:

Executed By: Burlington Northern Railroad Company
Recorded: January 10, 1997
Auditor's No.: 9701100078
As Follows: Refer to instrument for full particulars
(Affects Parcel "I")

AA. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: The City of Mount Vernon
Purpose: To construct, or cause to construct, maintain, replace,
reconstruct, and remove all landscape and pedestrian
amenities, with all appurtenances
Area Affected: Parcel "A"
Dated: May 3, 2000
Recorded: May 8, 2000
Auditor's No.: 200005080051

BB. RESERVATIONS CONTAINED IN DEED:

Executed By: City of Mount Vernon, a municipal corporation
Recorded: May 8, 2000
Auditor's No.: 200005080049
As Follows: Refer to instrument for full particulars

CC. Terms and conditions contained in City of Mount Vernon Ordinance No. 3149, recorded November 21, 2003, under Auditor's File No. 200311210152.

EXCEPTIONS CONTINUED:

DD. RESERVATIONS CONTAINED IN DEED:

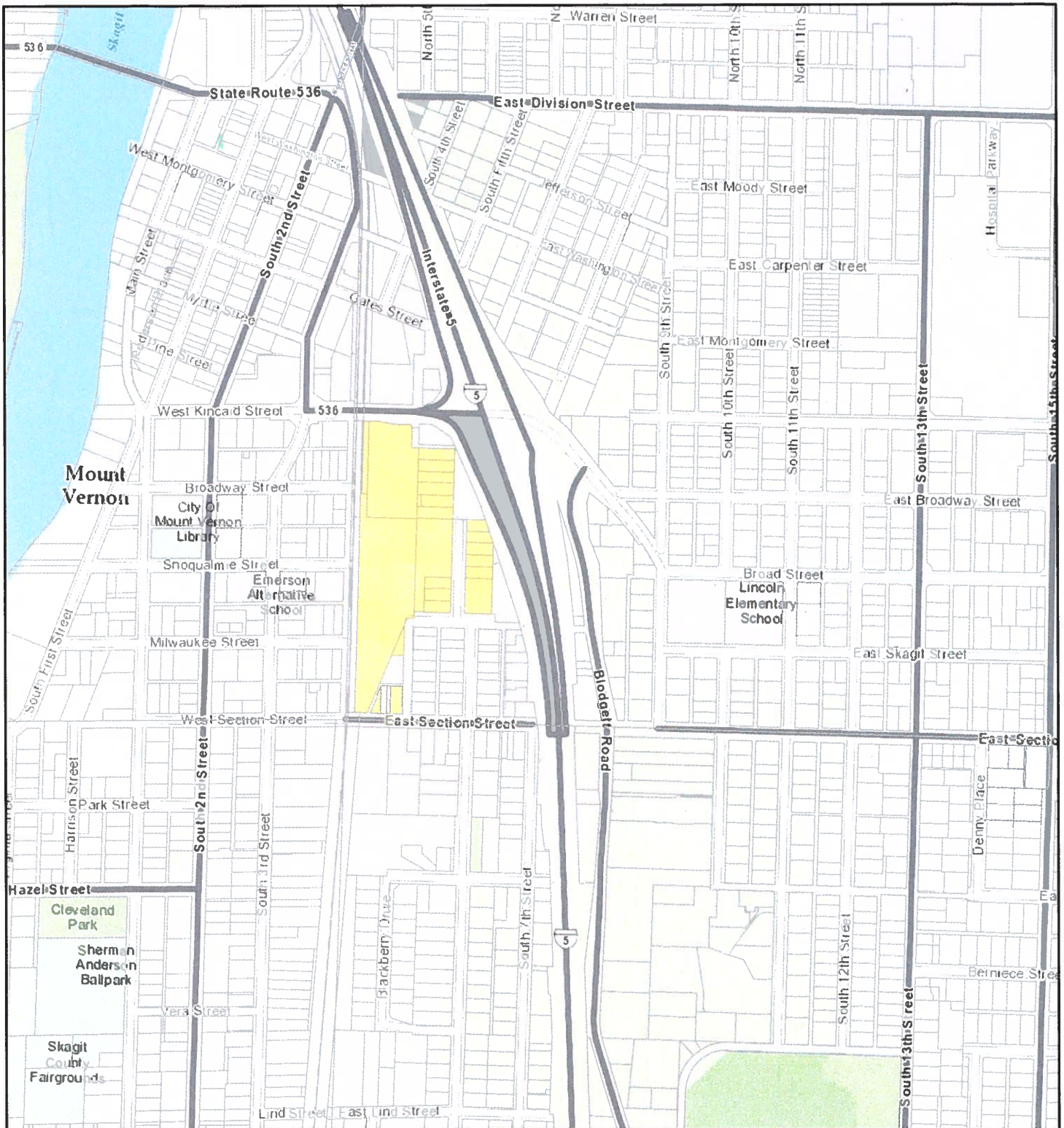
Executed By:	Burlington Northern Railroad Company, a Delaware Corporation
Recorded:	November 13, 1996
Auditor's No.:	9611130002
As Follows:	Refer to instrument for full particulars

EE. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	John Martin
Purpose:	Sewer line
Area Affected:	Parcel "E"
Dated:	Not disclosed
Recorded:	April 5, 1944
Auditor's No.:	370396




FF. MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By:	LeGro & Associates
Recorded:	February 13, 1991
Auditor's File No.:	9102130060
(Affects Parcel "E")	

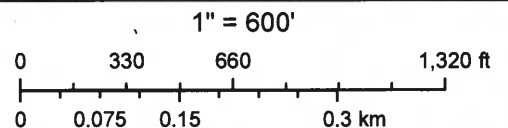


January 25, 2016

Legend

-  County Boundary
-  Tax Parcels
-  Pre Tax Account Property

16-010



Data Accuracy Warning: All GIS data was created from available public records and existing map sources. Map features have been adjusted to achieve a best-fit registration. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. Map discrepancies can be as great as 300 feet.

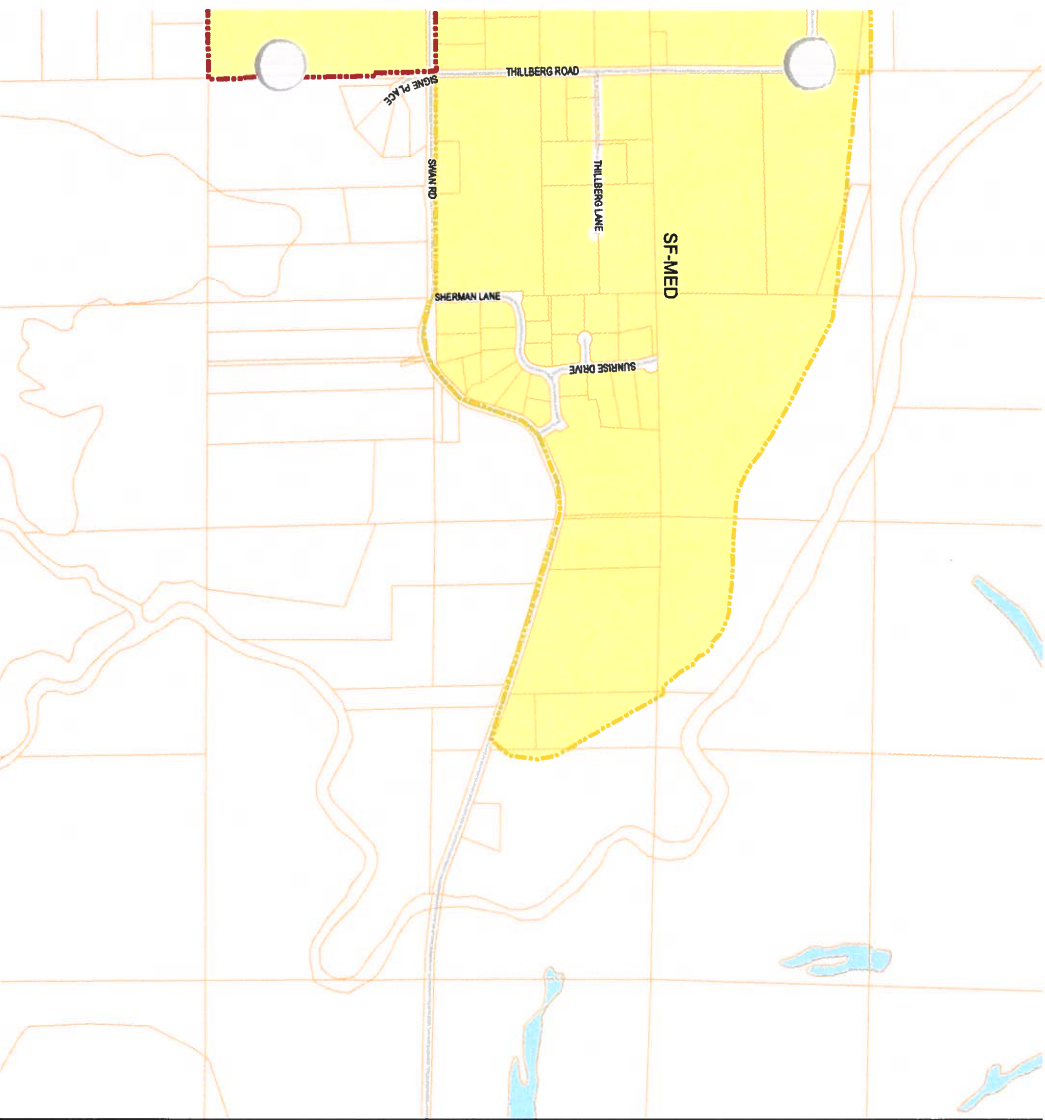


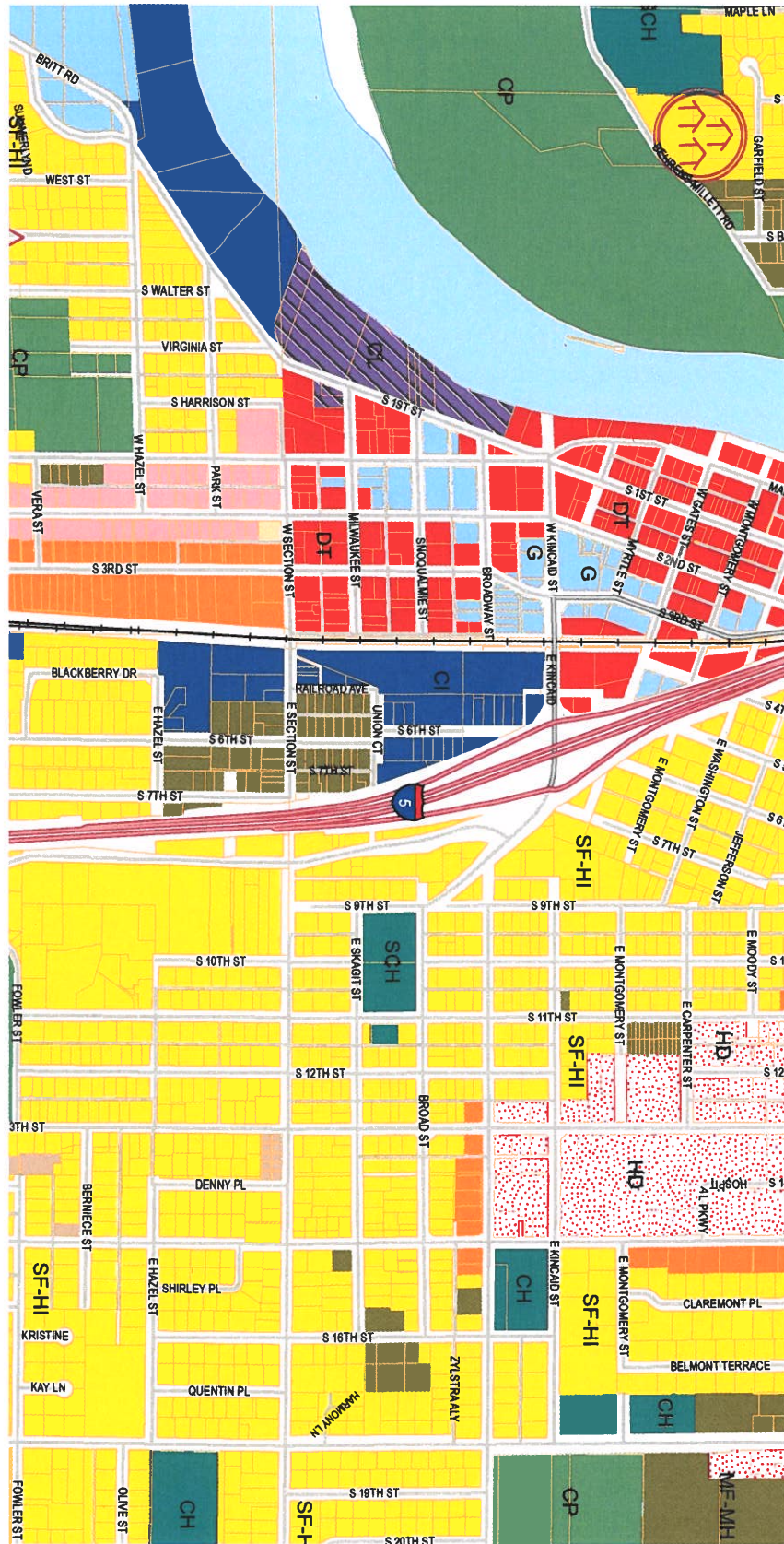
COMPREHENSIVE PLAN MAP

City Boundary UGA Boundary Parcel Lines

COMPREHENSIVE PLAN DESIGNATIONS & ASSOCIATED ZONING

- AG AGRICULTURAL (R-4)
- SF-MED MEDIUM DENSITY SF (R-1, 3.0 or 4.0)
- SF-HI HIGH DENSITY SF (R-1, 5.0 or 7.0)
- MF-LO LOW DENSITY MF (R-2)
- MF-MH MEDIUM HIGH DENSITY MF (R-3 or R-4)
- RO/PO RESIDENTIAL OFFICE / PROFESSIONAL OFFICE (RO or PO)
- NR NEIGHBORHOOD RETAIL, MIXED USE CENTER (C-4)
- CR COMMUNITY RETAIL, MIXED USE CENTER (C-3)
- RM/CC RETAIL MALLS AND GENERAL COMMERCIAL (C-2)
- HD HEALTHCARE DEVELOPMENT (HEALTHCARE DEVELOPMENT DISTRICT)
- DT/SP DOWNTOWN RETAIL/SUPPORT COMMERCIAL (C-1)
- CI COMMERCIAL/INDUSTRIAL (M-1 or M-2 or C-2)
- CL COMMERCIAL/LIMITED INDUSTRIAL (C-1)
- G GOVERNMENT CENTER (P)
- CH,CC,S CHURCHES, COMMUNITY COLLEGE, SCHOOLS (P)
- CP COMMUNITY PARK, NEIGHBORHOOD PARK (P)
- OS OPEN SPACE, CEMETERY (P or F-1)







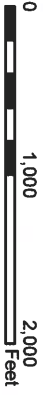
ZONING MAP

Zoning Designations

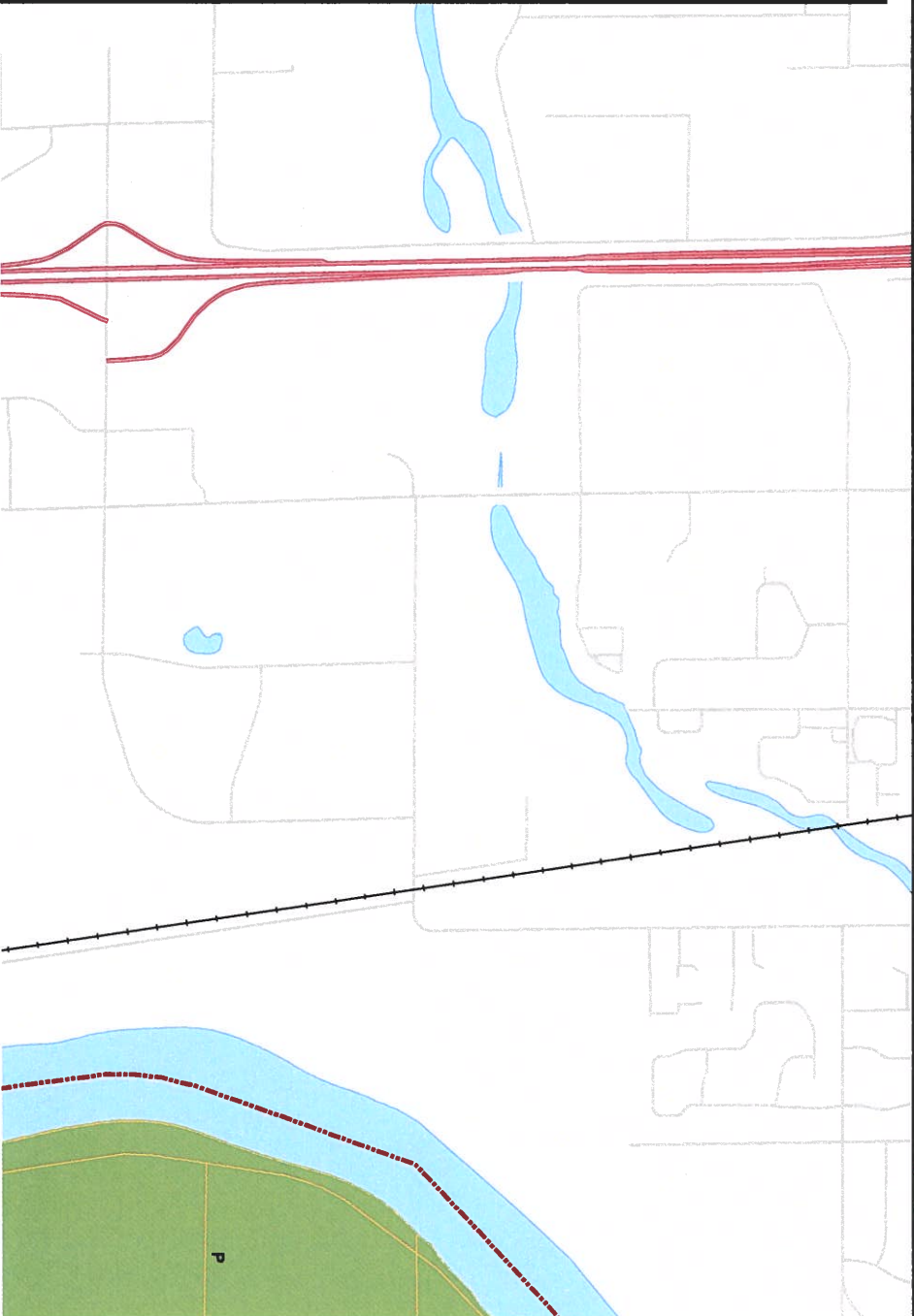
R-1,7.0	R-O	L-C
R-1,5.0	H-D	C-L
R-1,4.0	P-O	M-1
R-1,3.0	MHP	M-2
R-2	C-1	P
R-3	C-2	F-1
R-4	C-3	DIKE
R-A	C-4	RR

Zoning Overlay

City Boundary
UGA Boundary
Parcel Lines



Map updated 12/23/2015 by MV GIS. Parcel data courtesy of Stagit County GIS
 The City of Mount Vernon does not warrant, guarantee or accept any liability for the accuracy, precision or completeness of any information shown or described hereon or for any inferences made therefrom. Any use made of this information is solely at the risk of the user.

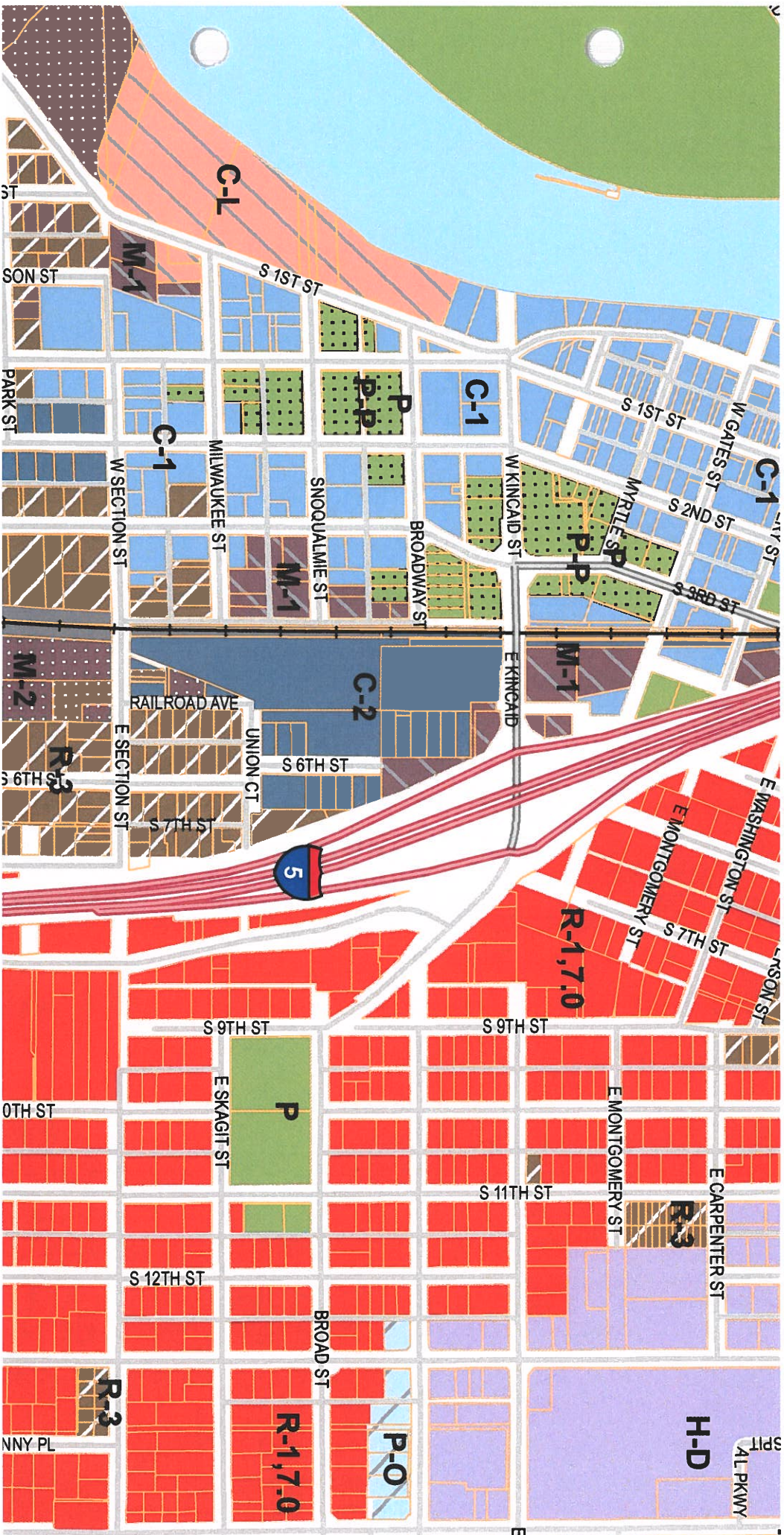


16-010

[illegible]



16-010





Google earth

Google earth

feet
meters



16-010

16-010

ALFCO , LLC
Comprehensive Plan Amendment/Rezone
Site Photographs

The following photographs represent existing conditions at the ALFCO property as of January 2016
View north along west property line



View to northwest from southeastern portion of property



View to west from eastern edge of property



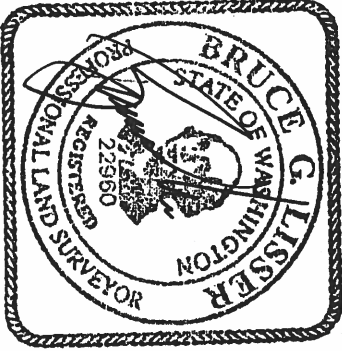
View to south from Northeastern property corner



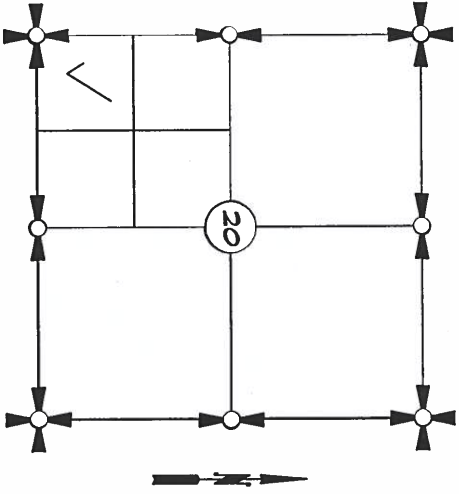
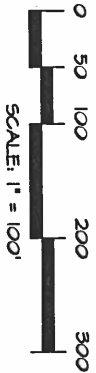
View to south from Northwest property corner



NOTES
THIS MAP REPRESENTS A COMPILATION OF BOTH SKAGIT COUNTY ASSESSOR'S
MAPPING FOR THE PARCELS AND THE CITY OF MOUNT VERNON MAPING TO
SHOW EXISTING CONTOURS.
BASED UPON THE FACT THAT THE SITE HAS BEEN FULLY DEVELOPED AND THAT
THERE ARE NO CRITICAL AREAS ON SITE, CITY PLANNING STAFF FELT THIS
LEVEL OF MAPPING WOULD BE SUFFICIENT FOR COMPREHENSIVE PLAN AND
REZONING VEA PURPOSES.



1-27-16



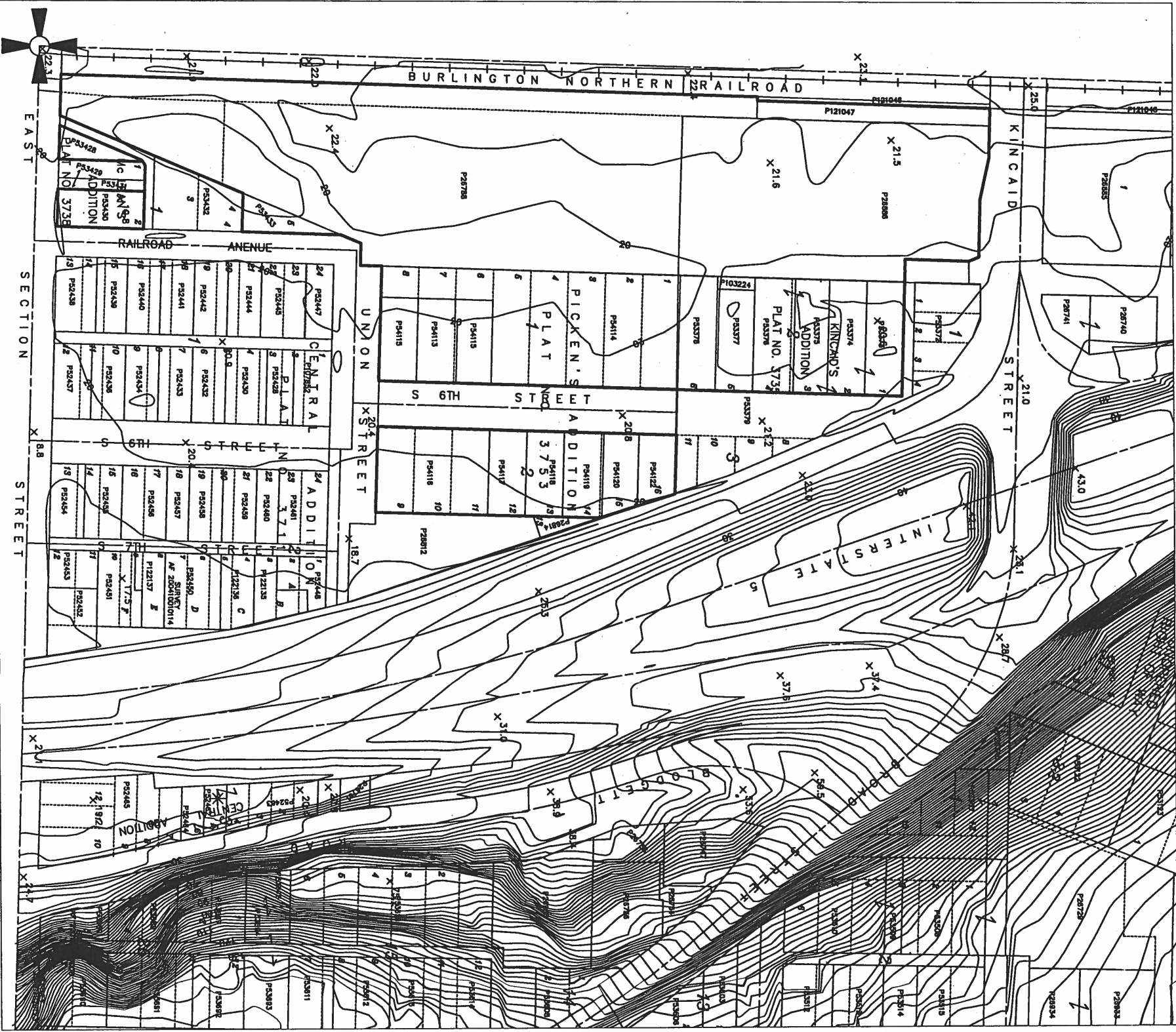
SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

VICINITY MAP
N.T.S.

SHEET 1 OF 1 DATE: 01/27/16

BOUNDARY AND TOPOGRAPHIC MAP
PORTION OF THE SW 1/4 OF THE SW 1/4 OF
SECTION 20, T. 34 N., R. 4 E., W.M.
CITY OF MOUNT VERNON, WASHINGTON
FOR: ALFCO, LLC

FB, Pg.	LISSE & ASSOCIATES, PLLC	SCALE: 1"=100'
MERIDIAN: ASSAIED	SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275	16-002 SITE TOPO





APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

CITY OF
MOUNT VERNON,
WASHINGTON
SKAGIT COUNTY

PANEL 2 OF 4
(SEE MAP INDEX FOR PANELS NOT PRINTED)



Federal Emergency Management Agency

COMMUNITY-PANEL NUMBER
530158 0002 B
EFFECTIVE DATE:
JANUARY 3, 1985

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

16-010